

# EXISTING PROPERTY CONDITIONS

LOT AREA	1,933,272 SQ. FT. / 44.38 ACRES
BUILDING SQUARE FOOTAGE	4,740 SQ. FT. (EXTERIOR FOOTPRINT)
ZONING EXISTING USE	_____ DISTRICT
BUILDING HEIGHT	_____ FT.
LOT COVERAGE	_____ %
PARKING PROVIDED:	
STANDARD SPACES	_____ SPACES
HANDICAP VAN ACCESSIBLE	_____ SPACES
TOTAL	_____ SPACES

# ZONING REQUIREMENTS

(1) MINIMUM LOT AREA	SQ. FT.
(2) MINIMUM LOT WIDTH	FT.
(3) MINIMUM FRONT YARD	FT.
(4) MINIMUM SIDE YARD	FT.
(5) MINIMUM REAR YARD	FT.
(6) MAXIMUM LOT COVERAGE	_____ %
(7) MAXIMUM HEIGHT	FT.
(8) MAXIMUM DENSITY	_____ FT.
(9) MINIMUM PARKING REQUIRED	_____ SPACES

For additional information about the Yard, Lot and Space Regulations, please call Development Services, \_\_\_\_\_ and ask for Zoning.

Zoning report was not provided at the time of survey.

# EXCEPTIONS TO THE TITLE COMMITMENT

Exception No.	RECORDING INFORMATION	DESCRIPTION OF EASEMENT	Applies to Subject Tract	Shown Graphically on Attached Survey Plat
10.f.	VOL. 259, PG. 330	AMERICAN TELEPHONE & TELEGRAPH COMPANY	YES	NO
10.g.	VOL. 370, PG. 51	TEXAS PIPE LINE CO. ESMT.	YES	NO
10.h.	VOL. 377, PG. 226	STATE OF TEXAS ESMT.	NO	NO
10.i.	CC# 2016-18194	DEVELOPMENT AGREEMENT	NO	NO

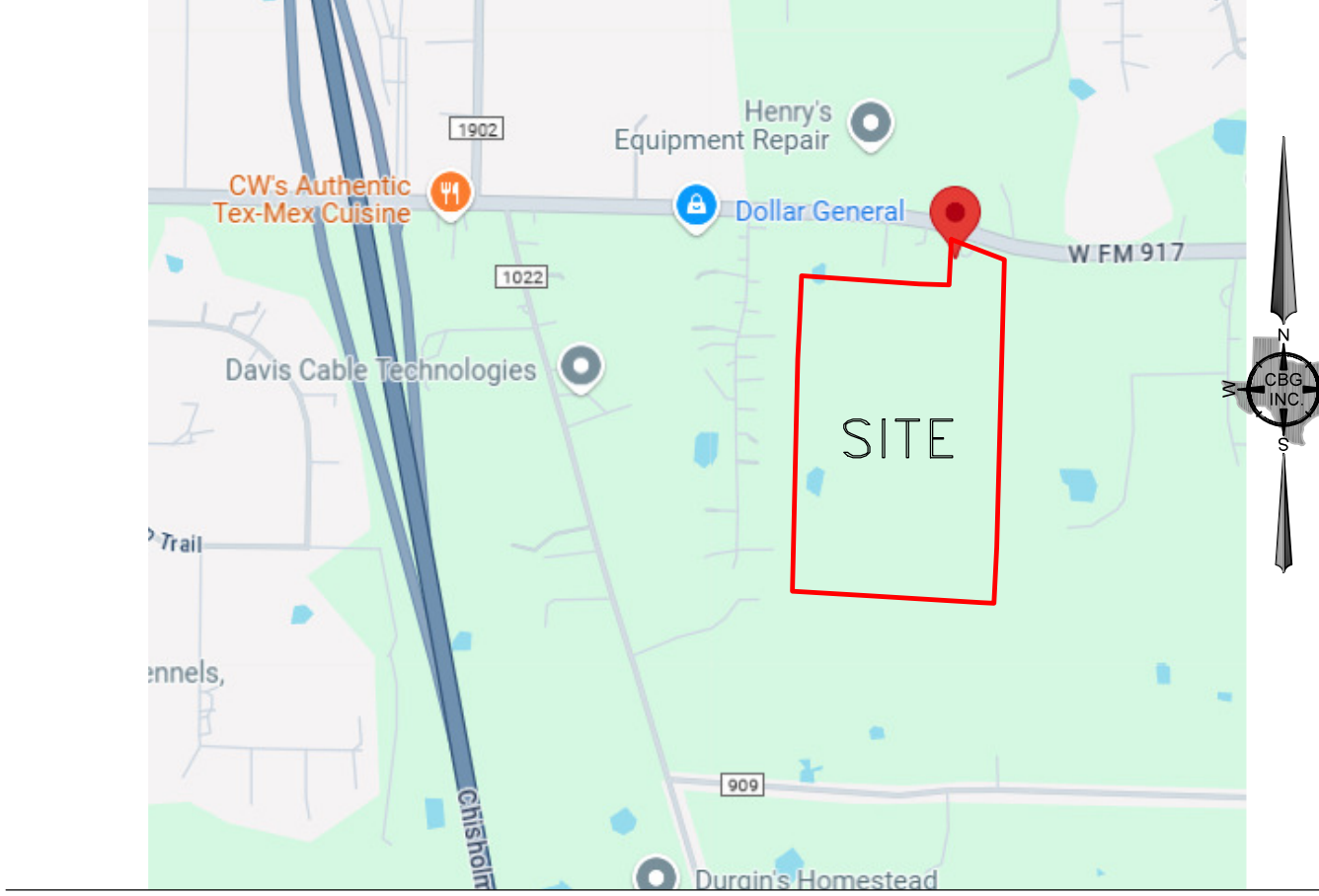
# LEGEND

	EXISTING EDGE ASPHALT PAVING
	EXISTING OVERHEAD POWER LINE
	EXISTING CHAINLINK FENCE
	EXISTING WOOD FENCE
	EXISTING BARBED WIRE FENCE
	EXISTING WROUGHT IRON FENCE
	GUY WIRE
	POWER POLE
	1/2" IRON ROD FOUND
	1/2" IRON ROD SET
	5/8" IRON ROD FOUND
	FENCE POST CORNER
	7" FOUND IN CONCRETE
	CONTROLLING MONUMENT
	UNDERGROUND ELECTRIC
	OVERHEAD ELECTRIC
	BRICK COLUMN
	COVERED PORCH, DECK OR CARPORT
	FIRE HYDRANT
	LIGHT POLE
	VAULT
	TRANSFORMER
	GRATE INLET
	POINT FOR CORNER

# GENERAL NOTES

- Bearings based on Nad 83, North Central Texas Zone.
- It is my opinion that there is no observable evidence of earth moving work, building construction or building additions within recent months.
- It is my opinion that there have been no changes in street right-of-way lines either completed or proposed, and available from the controlling jurisdiction. Observable evidence of recent street or sidewalk construction or repairs.
- It is my opinion that there is no observable evidence of site use as solid waste dump, sump or sanitary landfill.

# VICINITY MAP



NOT TO SCALE

# PROPERTY DESCRIPTION

Being a tract of land situated in the Eli M. Thomason Survey, Abstract No. 827, City of Joshua, Johnson County, Texas, and being a portion of a tract of land conveyed to Ernest Walter Jackson and wife, Betty Ruth Jackson, by deed recorded in Volume 659, Page 635, Deed Records of Johnson County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of a tract of land conveyed to Robert Allen Mitten, by deed recorded in Volume 1686, Page 598, Deed Records of Johnson County, Texas, said corner being along the South right of way line of F.M. Road No. 917 (variable width right of way);

THENCE South 73 degrees 04 minutes 35 seconds East, along the South right of way line of said F.M. Road No. 917, a distance of 306.05 feet to a fence corner found for corner;

THENCE South 02 degrees 29 minutes 10 seconds East, passing a corner at 45.59 feet and being the Northwest corner of a tract of land conveyed to TX Bound, LLC, by deed recorded in Volume 4039, Page 547, Deed Records, Johnson County, Texas, and continuing a total distance of 1557.06 feet to a point for corner;

THENCE South 01 degrees 10 minutes 56 seconds East, passing at 70.00 feet a 5/8 inch iron rod found and being the Southwest corner of said TX Bound, LLC tract, and continuing a total distance of 304.45 feet to a 1/2 inch iron rod found for corner, said corner being an "ELL" corner of a tract of land conveyed to Jerry S. Sorelle and wife, Barbara J. Sorelle, by deed recorded in Volume 2039, Page 909, Deed Records of Johnson County, Texas;

THENCE South 89 degrees 36 minutes 25 seconds West, along a North line of said Sorelle tract, a distance of 72.79 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Jerry Sorelle and wife, Barbara Sorelle, by deed recorded in Volume 3355, Page 761, Deed Records of Johnson County, Texas;

THENCE South 89 degrees 33 minutes 28 seconds West, along the North line of said Sorelle 3355/761 tract, a distance of 614.00 feet to a point for corner, said corner being the Northeast corner of a tract of land conveyed to Tara Michelle Ellis, William Michael Ellis and Robert Gerald Ellis, by deed recorded in Document No. 2022-37516, Official Public Records of Johnson County, Texas;

THENCE South 89 degrees 15 minutes 03 seconds West, along the North line of said Ellis tract, a distance of 406.62 feet to a 1/2 inch iron rod found for corner, said corner being the Southeast corner of a Sasha Meadows No. Two, an addition to the City of Joshua, Johnson County, Texas, according to the map thereof recorded in Volume 2, Pages 3 & 4, Map Records of Johnson County, Texas;

THENCE along the East line of said Sasha Meadows No. Two the following bearings and distances:

North 02 degrees 35 minutes 29 seconds West, a distance of 1259.12 feet to a 5/8 inch iron rod found for corner;

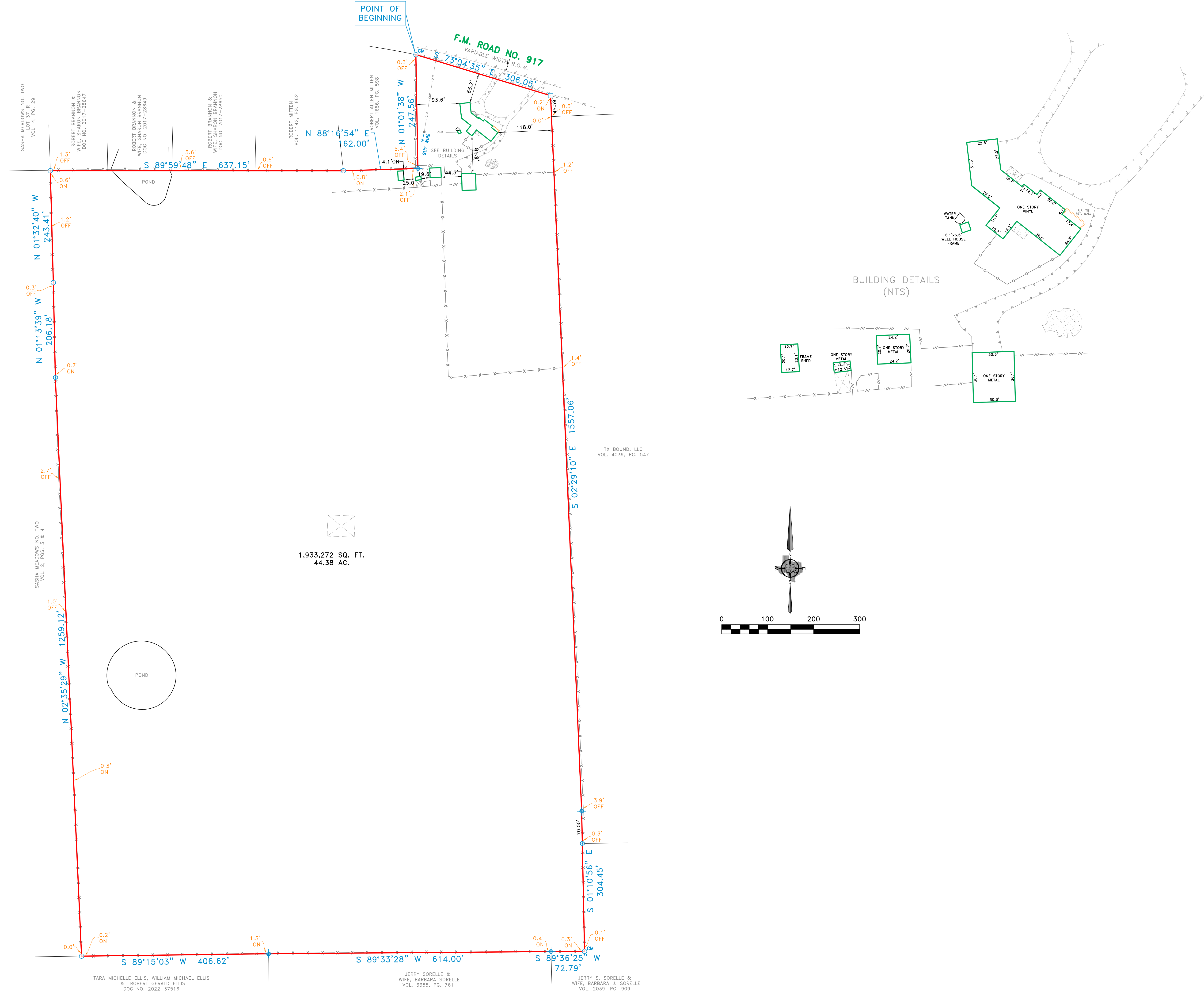
North 01 degrees 13 minutes 39 seconds West, a distance of 206.18 feet to a 1/2 inch iron rod found for corner;

North 01 degrees 32 minutes 40 seconds West, a distance of 243.41 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of a tract of land conveyed to Robert Brannon and wife, Sharon Brannon, by deed recorded in Document No. 2017-28647, Official Public Records of Johnson County, Texas;

THENCE South 89 degrees 59 minutes 48 seconds East, along the South line of said Brannon tract, a distance of 637.15 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Mitten tract;

THENCE North 88 degrees 16 minutes 54 seconds East, along the South line of said Mitten tract, a distance of 162.00 feet to a point for corner, said corner being the Southeast corner of said Mitten tract;

THENCE North 01 degrees 01 minutes 38 seconds West, along the East line of said Mitten tract, a distance of 247.56 feet to the POINT OF BEGINNING and containing 1,933,272 square feet or 44.38 acres of land.



# SURVEYOR'S NOTES

- Except as shown on the survey, there are no visible easements or rights of way.
- Except as shown on the survey, there are no observable, above ground encroachments (a) by the improvements on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
- The location of each easement, right of way, servitude, and other matters affecting the subject property and listed in the title insurance commitment with an effective date of June 1, 2025, issued by Fidelity National Title Insurance Company with respect to the subject property has been shown on the survey, together with appropriate recording references to the extent such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of record referenced in such title commitment.
- That the subject property has access to and from a duly dedicated and accepted public street or highway.
- The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
- The record description of the subject property forms a mathematically closed figure.
- Said described property is located within an area having a Zone Designation X by the Secretary of Housing and Urban Development on Flood Insurance Rate Map No. 48251C0160J, with a date of identification of 12/4/2012, for Community No. 480879, in Johnson County, State of Texas which is the current Flood Insurance Rate Map for the community in which the subject property is located.

# SURVEYOR'S CERTIFICATE

This survey is made relying on information provided by Fidelity National Title Insurance Company in connection with the transaction described in GFA FT-44122-9001222500994-NJ. The undersigned, being a registered land surveyor of the State of Texas certifies to Blue Norther LLC and Fidelity National Title Insurance Company as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2021 and includes Items 1, 2, 3, 4, 7(a), 7(c), 8, 9, 13, 14, 17 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Texas, the Relative Positional Accuracy of this survey does not exceed that which is specified therein. The survey was made on the ground 7/10/2025.

The parties listed above are entitled to rely on the survey. Executed this 10th day of July, 2025.

*Bryan Connolly*  
Bryan Connolly  
Registered Professional Land Surveyor No. 5513



DATE	BY	NOTES
7/15/2025	TO	COMMENTS

<ul style="list-style-type: none"> <li>CONTROLLING MONUMENT</li> <li>1/2" IRON ROD FOUND</li> <li>1" IRON PIPE FOUND</li> <li>FENCE POST CORNER</li> <li>7" FOUND / SET</li> <li>UNDERGROUND ELECTRIC</li> <li>OVERHEAD ELECTRIC</li> <li>POWER POLE</li> <li>ASPHALT PAVING</li> <li>GRAVEL/ROCK ROAD OR DRIVE</li> </ul>	<ul style="list-style-type: none"> <li>POOL EQUIPMENT</li> <li>BRICK COLUMN</li> <li>AK - AIR CONDITIONING</li> <li>FIRE HYDRANT</li> <li>COVERED PORCH/DECK OR CARPORT</li> <li>OVERHEAD ELECTRIC SERVICE</li> <li>CONCRETE PAVING</li> <li>NOT TO SCALE</li> </ul>	<ul style="list-style-type: none"> <li>CHAIN LINK FENCE</li> <li>WOOD FENCE</li> <li>0.5" WIDE TYPICAL BARBED WIRE</li> <li>IRON FENCE</li> <li>PPE FENCE</li> <li>OVERHEAD POWER LINE</li> <li>CONCRETE PAVING</li> <li>NOT TO SCALE</li> </ul>
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SCALE	DATE	JOB NO.	S.F. NO.	DRAWN
1" = 100'	7/16/2025	2509802	SEE CERT.	10

# ALTA/NSPS LAND TITLE SURVEY

ELI M. THOMASON SURVEY, ABSTRACT NO. 827

CITY OF JOSHUA, JOHNSON COUNTY, TEXAS

1601 F.M. ROAD NO. 917